

RA3

UNAPPROVED MINUTES
CITY OF MILPITAS

Minutes: Regular Meeting of Milpitas Redevelopment Agency (Including
Joint Meeting with City Council and Financing Authority)
Date of Meeting: January 18, 2005
Time of Meeting: 7:20 p.m.
Place of Meeting: Council Chambers, City Hall

**RA1.
CALL TO ORDER**

Mayor Esteves called to order the regular meeting of the Milpitas Redevelopment Agency, meeting jointly with the City Council, at 7:20 p.m.

**RA2.
ROLL CALL**

Present were Mayor Esteves, Vice Mayor Gomez, and Agency/Councilmembers Giordano and Polanski. Agency/Councilmember Livengood was absent.

**RA3.
MINUTES**

MOTION to approve the Redevelopment Agency minutes of December 21, 2004, and January 4, 2005, including joint meetings with the City Council, as submitted.

M/S: Giordano, Gomez. Ayes: 4 Absent: 1 (Livengood)

**RA4.
AGENDA**

MOTION to approve the Agenda and Consent Calendar as submitted.

M/S: Giordano, Gomez. Ayes: 4 Absent: 1 (Livengood)

**RA5.
ELMWOOD RESIDENTIAL
DEVELOPMENT PROJECT**

Acting Planning Manager James Lindsay acknowledge former Assistant City Manager Blair King for providing the framework for the project and various agreements, City Attorney Steve Mattas and his staff for providing the structure, Attorney Kit Faubion for helping turn around the Environmental Impact Report and others who were an integral part of the project. Mr. Lindsay presented in overview of the project beginning in June 2003 with the purchase of 35 acres of Elmwood property by the Redevelopment Agency. Mr. Lindsay reviewed the main points of the various agreements including the Memorandum of Understanding with KB Homes and the County of Santa Clara to implement the affordable housing provisions to provide 110 moderate income affordable units on site and a contribution of \$5 million by KB Homes for the development of 98 very low and low income affordable senior units off site.

Project Planner Troy Fujimoto presented a walk-through of the project summary and introduced Ray Panek and Denise Cunningham of KB Homes South Bay, Inc.

Denise Cunningham showed an overall site plan of the proposed KB Homes Development stating that it was adjacent to I-880, included a future commercial site for auto dealerships, a residential section for single-family and townhomes, a future park on the Hetch-Hetchy, residential condominiums, and the Elm Park. Ms. Cunningham further stated the site was approximately 29 acres not including the commercial site; there would be 315 condominiums, 203 flats and townhomes, and 165 single-family homes; units ranging from one to three bedrooms with the single-family option for a third story; amenities included private community pools, rec centers, and open space; public amenities of over seven acres of park; and community goals included developing an economic, reliable community that included a mix of single-family, townhome, and high-density housing. Ms. Cunningham reported several community meetings were held and some of the concerns expressed by the neighborhood were parking, public access to the parks and parking, setbacks from the existing neighborhood to the new homes, traffic, enhancing the pedestrian connection to Commerce Street, the Elm Grove (and working in conjunction with the City to develop an appropriate mitigation plan), and park amenities (in response to the Parks, Recreation & Cultural Resources Commission).

Vice Mayor Gomez asked for clarification that the Homeowners Association would require cars to be parked inside the garages or on the driveways. Ms. Cunningham responded residents' vehicles would be required to be parked inside the garages; residents would not be permitted to park on alleys or in any of the guest spots. Mr. Panek added that the garage access was from a private alley, which could not be obstructed due to the need for emergency access; one of the first things that would be done when the Homeowners Association was

established would be to adopt a set of rules for site parking control. Councilmember Polanski inquired if KB Homes had this type of parking requirement in any of its other developments. Ms. Cunningham responded it was a very common practice.

Mayor Esteves inquired how much guest parking would be provided for the whole complex. Ms. Cunningham said although she did not have the actual numbers, it met the City's requirements for guest parking. Mr. Panek said the project proposed approximately 125 to 130 guest spaces spread on the northern road and parking pockets on the loop streets throughout; there would be additional guest parking at the condominium site.

Councilmember Giordano, addressing the potential for overspill parking into the neighborhood, inquired if that had been addressed and if there was any way to mitigate that problem. Mr. Panek said the reason for the request for the northern portion street to be gated was to reduce the amount of traffic.

Ms. Cunningham further commented on community concerns raised by the neighborhood.

Mayor Esteves asked for clarification that the rest room building was not part of the construction plan. Ms. Cunningham explained that the facility had been located although there were still discussions on whether or not a rest room was wanted at the park.

Ms. Cunningham reported there had been some changes to the park plan by providing more open lawn area and perhaps removing some of the amenities and providing more of others. Mr. Panek said a lot of work was put into the project by the community and thanked them for their participation.

Ms. Cunningham provided a virtual tour that walked the Council and audience through the different types of homes being proposed and some of the amenities. Mr. Panek described some of the private amenities and the public amenities .

Vice Mayor Gomez, referring to the parkland on Parcel D, inquired what kind of amenities would be provided for the private development. Ms. Cunningham responded there would be an open space lawn area and perhaps a tot lot, rec center, kitchen facility, pool, and rest rooms.

Ms. Cunningham described the proposed park as linear along the Hetch-Hetchy right-of-way; described the proposed Elm Park maintaining the alignment of the Elm Grove; the park amenities that included the park trail, tot lot, and the location of the future rest room; basketball courts, picnic areas, shade structures, tennis courts, volleyball, bocce ball, a gathering area, and perhaps a future tot lot. Ms. Cunningham said the community had expressed its desire to perhaps not have the sand volleyball court and provide more grass area, also to group the picnic benches and shade structures at one end or the other to provide more grass/lawn area for activities; another community comment had been to have a full basketball court and perhaps just one half court as well as having one tennis court rather than two.

Vice Mayor Gomez commented that the park would go into the City's inventory and it was no secret that the City had a shortage of tennis courts; his preference would be to keep the two tennis courts, he would not have a problem with eliminating the sand volleyball court, and expressed concern for accessibility for the existing neighborhoods to get to the park. Ms. Cunningham said there was an emergency only access entrance from Palmer Street, which pedestrians could use. Mr. Panek added there would be a continuous trail from Abel Street for access; one of the community concerns was having a crosswalk near the north/south road, which would be designed into the project; the trail would be on the north side of the parking lot allowing access into the park without having to cross the parking lot entry for the park. Ms. Cunningham said the park along Abel Street would contain a couple of tot lots as well as a location for a future rest room.

Councilmember Polanski said the Parks, Recreation & cultural Resources Commission was very much in favor of a rest room being built.

Councilmember Giordano said when she was on the Planning Commission, there were discussions regarding the rest room, and it was decided against having one; she questioned that the Parks Commission had recommended having one. Mr. Lindsay confirmed that the Parks Commission had recommended for the rest room location; at the Planning Commission meeting, staff had expressed concern over the ongoing maintenance issues that rest rooms bring; staff felt that having the infrastructure put in would allow putting in a rest room as a future phase if there was a demand for one. Mayor Esteves said he thought the rest rooms were always a given and asked what City parks were without rest rooms. Public Works Supervisor Dennis Cuciz responded that there are parks in the City without rest rooms (community parks). Vice Mayor Gomez said he would like to take a "wait and see" approach regarding the rest rooms to see if there would be a demand; he also expressed concern for some of the bad things that go on in rest rooms and for the cost of maintenance.

Bob Wetmore, Keyser Marsten Associates, said as part of the current process, he would be providing findings required by California Health & Safety Code Section 33433. Mr. Wetmore explained that four financial values had to be reported in order to be in conformance with the law; the first was the cost of the agreement to the Agency – as described in the report provided to the Council, it was concluded that the cost to the Agency for this transaction would be approximately \$275.75 million; the second value was the fair reuse value of the site – after completing the process, it was determined that the fair reuse value for this site would be in the high \$50 million range (\$56.5 million) and in addition, the developer in this transaction was obligated to spend \$5 million for the affordable housing for seniors project; the third value was a value at the highest and best use – it had been concluded there was no difference between what was essentially in the program and the highest and best use for urban land; and the fourth value was the price the developer was actually paying – the value that was proposed to be paid for this land was \$57.75 million and a \$5 million contribution for the off-site affordable housing (\$62.75 million total); so there was not a need in this reporting to explain any variance between what was being paid and what the fair reuse value was. Mr. Wetmore further stated one other item that had to be addressed in the report was how the sale of the property would assist in the elimination of blight; the report indicated that would be accomplished by this project and also that the project was fully consistent with the Midtown Specific Plan.

City Attorney Steve Mattas explained that the Disposition and Development Agreement (DDA) implemented the sale of the property from the County to the Agency and then from the Agency to KB, with the Agency retaining the one-acre site on which the Cracolice building was located. Mr. Mattas said the specific DDA before the Council was to supplement the Purchase and Sale Agreement that the County actually entered into with KB Homes, and was also to provide for certain financial aspects relevant to the transaction and the conditions of approval that the Council had. Mr. Mattas went on to explain the details of the DDA and reported that the DDA was an extensive document, and its purpose was to implement the County and Redevelopment Agency Purchase and Sale Agreement, which the Agency had approved.

Mr. Lindsay reviewed the recommendations listed on the agenda.

Mayor Esteves opened the public hearing and invited comments; it was Council consensus to allow each speaker up to three minutes.

Don Peoples, an adjacent property owner to the proposed site and President of the Downtown Association, said the Midtown Plan called for zoning that was very much different than any other part of the City; this was the first major project proposed in accordance with that Plan; in its finality it would be one of the largest neighborhoods in Milpitas; he felt it was a very beneficial aspect for Milpitas' future development in the downtown area; he could think of no other project that would be more instrumental to the success of the Midtown; he highly recommended it and looked forward to seeing it and its effect on the businesses on Main Street and the ability to make Elmwood less of an ominous effect on the rest of the community and recommended approval.

A man who resided on Palmer Avenue said the presentation answered many of his questions, he felt good about a lot of it, and asked how the widening of the sidewalk or the street would affect his house on Palmer. Mr. Lindsay responded he believed the sidewalk that was referred to was taking residents from Palmer through the project site and along the eastern edge of the north/south road; there were no street improvements planned for Palmer; and all improvements mentioned would be on the project site.

John Jay, South Main Street property owner, said he was one of the non-conforming businesses that would be severely impacted; however, for the community, he was in favor if it; he thought it important to pass something like this first because all of the businesses that want to grow on Main Street need a base of income and people to support them; if the housing comes first, that would allow a good environment for the rest of the people who want their businesses developed or changed; and he recommended that the City do that although it would adversely impact his business.

Rob Means said he hadn't been present for the entire presentation and, therefore, did not get all the numbers and asked what Santa Clara County would be paid for the property. City Attorney Mattas responded the amount that would ultimately be paid to the County would be \$270 million over the length of the agreement (through 2038). Mr. Means said it seemed like it was more than the value of the land. Mr. Mattas explained the numbers and how the purchase would actually bring in tax increment revenue to the Redevelopment Agency.

Carmen Montano said she was wearing four hats (Santa Clara County Open Space Advisory Commission, an advocate for neighborhoods, and advocate for kids, and a former Planning Commission member) and after looking at the plan, thought it was a good thing for the City but was highly compacted. Ms. Montano expressed concern that the children who live in the area had not had a park for 20 years, was disappointed that no allowance was made for that community; was hoping that maybe with this new development there would have been a park there for those kids; she understood there would be a park across the street, but since this was a gated community, inquired how the kids would get to the other side of the street. Ms. Montano asked that some allowance be made for the safety of the kids to get across the street (whether it be a new signal light or a cross bridge/cross walkway).

Mayor Esteves commented that the information he received on this project was that it basically was compliant with respect to open space/park requirements; in fact, even if the Hetch-Hetchy area was taken out, he understood it was still compliant. Mr. Lindsay responded the project did require the use of the Hetch-Hetchy Park; however, they were exceeding the City's minimum open space requirements as established in the midtown Specific Plan; by improving additional sections of the Hetch-Hetchy area, they were exceeding the City's minimum requirements.

Councilmember Giordano commented that when she participated in the action of the Planning Commission on October 13, the issue regarding the lack of park space for the existing neighborhood was brought up; she recalled it was part of the Commission action to direct staff to come back with the possibility of a location of a park and was curious to find out if that had happened yet. Mr. Lindsay responded in response to the Commission's recommendation, staff had provided an exhibit that reflected the Commission's recommendation, which was to relocate the open space on Parcel D that was currently proposed against Abel Street, double it size and place it in the center of Parcel D; and a condition of approval for a \$1 million contribution towards future park improvements at the Cracolice site would benefit the entire neighborhood. Councilmember Giordano asked if the direction of the Planning Commission was being pursued and had it gone back to the Planning Commission to satisfy their need to look for additional park space. Mr. Lindsay said it was really up to the Council; the Planning Commission did request the Council look at providing additional areas for parks in the neighborhood; staff was recommending that the provision of the \$1 million and the commitment to have the Cracolice site be for long-term recreational purposes would fulfill that commitment or the direction the Planning Commission provided. Councilmember Giordano said she would like to see that possibility as a part of this evening's action – that those avenue continue to be pursued and at least brought back to the Planning Commission

and on to the Council at some later point to see if there were some other possibilities to satisfy their needs.

Carmen Montano again addressed the Council and inquired if the Hetch-Hetchy Park was a public park, did the City maintain that park or did the developer, and if that park was provided by the developer or were they just piggy-backing on it; if they weren't using the Hetch-Hetchy park land, would their park land formula be satisfied. Mr. Lindsay responded the City would take on the maintenance of all the public parks within the area; as part of the Disposition and Development Agreement, the developer agreed to the initial formation of a District that would help provide funds for the maintenance of the facilities and staff felt that would be covered; and would the developer meet the park requirements without the Hetch-Hetchy -- the answer was no, that was not the intent of the original concept of the development; one of the major backbones of the Purchase and Sale Agreement was to maximize the development value and to have the Hetch-Hetchy serve as the open space component for this development, which was consistent with the Midtown Specific Plan, which encouraged the use of trails and existing public rights-of-way to provide open space for in-fill developments.

A lady said she was one of the residents who met with KB Homes to give input about some of the amenities they wanted changed to the Hetch-Hetchy Park; she hoped the Council would take into account their suggestions (the elimination of some amenities to open the lawn area making it wider to make it more of a park that would be usable for kids).

Jarred inquired if it was possible to propose a skateboard park in the public park, especially since the closure of Van's; he understood it was on the Hetch-Hetchy right-of-way; he had come across skateboard builders from Oregon that he thought made quality parks and if the Council was interested in looking at this organization, he had some paperwork.

Ted Weller inquired if there would be any permanent structures on the top of the Hetch-Hetchy right-of-way (tennis courts, picnic tables, etc.) as he was under the impression the Hetch-Hetchy didn't allow that type of thing. Mr. Weller said his primary reason for being present was the Elm trees; he had heard that they would be taken down and destroyed; he thought those trees could be maintained and brought back because they have been there a long time, they have a good root base, and he thought they would come back and be hearty. Mr. Weller commented that some of the Elm trees needed work, it would take a highly trained group of people to do it, but he would like to see those trees remain as they are. Mr. Weller expressed concern that too much has been destroyed in this city over the last 50 years, asked that the Elm trees be left and taken care of, and if some need to be taken out, just take every other one or every second tree in order to maintain the grove.

A man who spoke earlier inquired if anyone was looking into the impact on the two schools in the area.

Rob Means again addressed the Council inquiring if there would be easy access by pedestrians/cyclists. Mr. Lindsay responded there would be a number of pedestrian linkages throughout the development.

Mayor Esteves read into the record a letter he had received regarding the Elm trees in which the writers felt the best course of action would be to memorialize them by replacing them all now.

MOTION to close the public hearing.

M/S: Giordano, Gomez.

Ayes: 4

Absent: 1 (Livengood)

Councilmember Giordano said she had spoken very passionately about the park space at the Planning Commission meeting, she did realize that it exceeded the requirements, and was comfortable with the linear park and the configuration. Councilmember Giordano further stated she understood the residents concerns and was fine with redesigning some of the areas and inquired how that could be done tonight. Mayor Esteves inquired if any changes the Council made now would be part of the conditions or a specific recommendation. Mr.

Lindsay said that could be included within the motion and if passed, would be incorporated within the record and those changes then would be made in the project.

Mr. Panek reviewed the main points brought up regarding the elimination of some of the slope and landscape planting on the Hetch-Hetchy to gain another 20 to 30 feet of width for lawn space, the grouping of picnic tables and shade structures with the idea of providing more unobstructed lawn area, the basketball courts (whether there be two half courts or two half courts and a full court), the need for two tennis courts, and said they were amenable to redesigning those changes. Mr. Panek said there had also been talk about the crosswalk that was needed to bring the neighborhood so that the parking area did not have to be passed; he felt that looking at the meandering of the trail was a good idea with the thought of trying to maximize the amount of turf area. Mr. Panek pointed out the location of the sand volleyball court, showing that it would disrupt the continuity of the green space, and said they would like to eliminate it.

Councilmember Giordano said she thought it was key for the developer to increase the width and decrease the landscaping and expressed concern that the changes not fall through the cracks.

Mr. Lindsay said if it was the Council's desire, the motion could provide staff the direction (maximize green space, remove volleyball court, clustering the picnic tables) to work out the details with the developer to insure that those performance standards are met.

Mayor Esteves inquired if the developer was providing any public art objects. Mr. Lindsay responded that public art had not been incorporated into any of the conditions. Mayor Esteves asked what the developer thought of public art as part of the development. Mr. Panek said he thought they could certainly design in areas where public art might be appropriate; the developer was also planning on doing some kind of historic commemoration of the Elm Grove in addition to simply replacing the grove; and he did not see a problem with looking into adding a piece of art like that located in front of City Hall into the design of the play areas in the park.

Councilmember Polanski, referring to the arborist reports, said she did not object to seeing all 55 Elms go after reading about the danger and hazards those trees could cause; she wanted to stress having something really significant so anyone in the City, as well as visitors, would understand the history of the Elm Grove; and hoped it would be something that would catch one's eye and would memorialize it. Councilmember Polanski commented that overall, she was pleased with the project and appreciated everybody working together to make it a good project.

Mayor Esteves asked for a summary of the additions to the existing conditions. City Attorney Mattas recommended that the Council follow the order of the actions in the Council's packet but suggested first that staff summarize the issues just discussed, which were modifications to the Plan, to get consensus on them; they could then be incorporated as direction to staff in the Conditions of Approval for the project.

Mr. Lindsay outlined the following additional conditions:

- (1) Removal of the volleyball court on the Hetch-Hetchy (south of Parcel D) to maximize the lawn area;
- (2) Incorporate a full length (full court) basketball facility and one half-court at the same location;

Vice Mayor Gomez expressed concern with the full court because of its attractiveness to organized play (citing Gill Park as an example) and suggested leaving two half-courts. Councilmember Polanski agreed commenting that it was one of the concerns of the Parks, Recreation & Cultural Resources Commission. Councilmember Giordano said she would prefer the full court because that was what the neighborhood wanted. Mayor Esteves said he would prefer to have the full court and asked if someone would compromise. Councilmember Polanski and Vice Mayor Gomez agreed with the full court.

Mr. Lindsay continued, noting that the basketball court would be kept at the same location:

- (3) Maximize the lawn area and reduce the amount of landscaping on the slopes;
- (4) Cluster the picnic areas, providing more open space between the picnic areas;

Mr. Lindsay said the rest room facility was another issue that had been brought up. Mayor Esteves inquired how much the rest rooms would cost after putting in the infrastructure. Mr. Lindsay said staff was more concerned with the ongoing maintenance costs and asked Mr. Cuciz if he had cost information. Mr. Cuciz said it would be an additional cost; however, if you are going to put in a full basketball court, it almost requires a rest room. Councilmember Polanski said she was still in favor of the rest rooms; Councilmember Giordano said she wanted to hold off. City Attorney Mattas suggested that a condition could be added that prior to a Certificate of Occupancy for the 80th percentile unit, the issue of the rest rooms would come back to either the Planning Commission or the City Council for a decision regarding installation so that decision could be pushed out to a later date. Councilmember Giordano said she would change her vote to put in the rest rooms.

Councilmember Giordano asked about conditioning staff to come back and look at additional park space for the neighborhood commenting that she would like to see that. Mr. Mattas clarified that would be direction to staff as opposed to a condition for the developer.

Mr. Lindsay continued:

- (5) Additional improvements (Parcel D) to facilitate pedestrian access near the gates to allow pedestrian crossings across the public street;
- (6) New sidewalk (north side of the Hetch-Hetchy) to get to the play area;

Mr. Lindsay, referring to Councilmember Polanski's question on a substantial memorial, reported the EIR did talk about a commemorative historic display to be incorporated within the Elms Park; staff expected the features of the display would come back to the PRCRC and Council before installation so they meet with the approval of the Council. Mr. Lindsay said that was the end of his issues.

City Attorney Mattas inquired about the comment whether or not there would be a piece of public art incorporated into the project. Councilmember Polanski said she would like to see it incorporated. Mayor Esteves said he would like to add a significant piece to memorialize the Elm Grove, something that is very visible. Mayor Esteves said he would also like a piece of public art in addition to the one in the Elm Grove.

Vice Mayor Gomez said he thought that prior to requiring developments to dedicate public art, the Council should have a policy in place first (to be consistent); he thought it should be addressed as a matter of policy first before requiring developers to dedicate public art. Mayor Esteves said if it wasn't addressed now, it would be gone forever.

Mr. Panek said he wasn't sure anyone tonight could commit to putting a piece of artwork on the Hetch-Hetchy right of way and thought it would be simpler to stay focused more on the Elm Grove Park than trying to get another approval by the PUC to put a piece of public art on their open space. Mayor Esteves suggested the open space in the parcel. Councilmember Giordano said she didn't believe we need to condition this project on artwork at this time, it was something that could be looked at in the future, but she didn't believe it was appropriate to do for this particular project; the other item talked about was the money set aside for the Cracolice and inquired if that was anything that needed action tonight. Mr. Mattas responded that was included in the DDA.

Mayor Esteves said his position was that in addition to a memorial for the Elm Trees, an additional public art piece be located somewhere. Councilmember Polanski said she was in agreement.

Mr. Panek said they knew they had to memorialize the Elm Grove, and he would commit \$30,000 to investing in a piece of public art, whether they bought it during the life of this project or if it wasn't decided by a certain time, they could give the City's art fund the money for the City to make the decision.

Mayor Esteves said he was happy with the gesture. City Attorney Mattas recommended since the Council had consensus on the additional conditions, those could all be in the form of direction to staff to amend the PUD conditions.

MOTION to adopt Resolution No. 7498 of the City Council of the City of Milpitas approving the General Plan and Midtown Specific Plan Amendments.

M/S: Polanski, Gomez. Ayes: 4 Absent: 1 (Livengood)

Mr. Lindsay read the title the title of Ordinance No. 38.765.

MOTION to waive the reading beyond the title.

M/S: Polanski, Gomez. Ayes: 4 Absent: 1 (Livengood)

MOTION to introduce Ordinance No. 38.765 (ZC2003-2) relating to the Zoning Ordinance Map changes.

M/S: Polanski, Gomez. Ayes: 4 Absent: 1 (Livengood)

MOTION to approve the Elmwood Vesting Major Tentative Map (MA2003-4), Planned Unit Development No. PD2003-1, with conditions of approval as amended to incorporate the additional items the Council came to consensus on, 'S' Zone (SZ2003-6) and Use Permit No. UP2003-26, based on the findings and special conditions contained in the Council's agenda packet dated December 8, 2004, as amended as they relate to the PUD.

M/S: Giordano, Polanski. Ayes: 4 Absent: 1 (Livengood)

MOTION to adopt Resolution No. 7499 of the City Council of the City of Milpitas approving the Disposition and Development Agreement between the Milpitas Redevelopment Agency and KB Homes South Bay Inc. and approving the Reuse Report required by Health and Safety Code Section 33433, and adopting findings in connection with such sale.

M/S: Giordano, Polanski. Ayes: 4 Absent: 1 (Livengood)

MOTION to adopt Resolution No. RA232 of the Milpitas Redevelopment Agency approving the Disposition and Development Agreement between the Milpitas Redevelopment Agency and KB Homes South Bay Inc. and approving the Reuse Report required by Health and Safety Code Section 33433, and adopting findings in connection with such sale.

M/S: Polanski, Gomez. Ayes: 4 Absent: 1 (Livengood)

***RA6.
LIBRARY UTILITY
IMPROVEMENT PROJECT**

Appropriated the monies received from the Apton Properties, LLC totaling \$169,910.00 into Project No. 8153 and \$12,359 into the General Fund.

***RA7.
SENIOR CENTER
RENOVATION**

Awarded the acoustical ceiling and supporting frame system replacement contract to Ranis Construction & Electric Inc. in an amount not to exceed \$19,389.41

**RA8.
ADJOURNMENT**

There being no further Redevelopment Agency business, Mayor Esteves adjourned the Redevelopment Agency meeting at 9:35 p.m.

Gail Blalock
Secretary/City Clerk